



## City of Redmond Planning Commission December 7, 2005 Meeting Summary

### **Planning Commissioners in Attendance:**

Kim Allen, Tom Hinman, Charlie McCarthy, Korby Parnell, Susan Petitpas, Suzanne Querry

### **Staff in Attendance:**

Lori Peckol, Kim Dietz, Terry Shirk, and Rob Odle, Redmond Planning Department

### **Guests in Attendance:**

Barry Savage, North Redmond Citizen Advisory Committee

### **Business Conducted:**

Vice Chair Kim Allen called the meeting to order at 7:05 p.m. The Commissioners approved the agenda and also approved the meeting summary for October 19, 2005. The Commissioners excused Commissioner Snodgrass, who has recused himself from deliberations on North Redmond since he owns property there.

Under Items from the Audience, several people spoke regarding the proposed North Redmond Neighborhood Plan update. Dan Kohl reiterated his opposition to the map showing potential transportation connections through Equestrian Tracts. Andy Raffman, Bob Chamberlain, Susan Raffman, Joanne Armos Biley and David Tinney spoke in opposition to the proposed neighborhood commercial zoning for the Square, commenting that retail is already very accessible for people in the neighborhood and additional retail is not needed or desired, citing concerns about parking, and other comments. Ms. Biley also spoke in opposition to having meeting space at a Fire Station in North Redmond, Ms. Raffman also spoke in opposition to extension of NE 172<sup>nd</sup> Avenue, and Mr. Tinney also spoke in opposition to the proposed rezone of properties from R-1 to R-4 and asked the Planning Commission to look at how to stop cut-through traffic in the neighborhood. Leon Hussey spoke in favor of low impact development, retention of native soils and use of compost amended soils, and to allowing accessory dwelling units to be owner-occupied.

Vice Chair Allen opened the study session on the North Redmond Neighborhood Plan update. Commissioner Petitpas facilitated the Commission's discussion. Kim Dietz, Senior Planner, gave a presentation on the proposed Square, including how the proposal fits with Citywide policies for neighborhood commercial; potential design styles and elements; the proposed policies and regulations; overlay limitations; ongoing controls; historical comparison; alternative locations considered for the Square; and existing gathering places in the neighborhood.

She concluded by asking the Planning Commission if they agreed that:

- The Square should include space for both gathering and neighborhood commercial
- The overlay area a good location.
- The Square plan is consistent with citywide policies.
- The Square's recommended standards are appropriate for implementation and control.

As part of discussion, Commissioner Parnell asked if the requirements to design the gathering place as accessible (semi-public) are strong enough, Commissioner Querry asked about the precedent for City regulation of noise and sale of alcohol, and several asked questions about how the proposed overlay would function.

The Commissioners discussed whether the Square should include space for gathering and neighborhood commercial and whether the proposed location was appropriate. They unanimously supported both,

commenting that having a neighborhood commercial element helps significantly with maintenance of a semi-public space, that the site is suited to this in part because it is a plateau, that the proposed regulations will limit the size and type of retail uses, traffic impacts will likely be similar to residential development, a small retail use together with gathering space provides opportunity for people in the neighborhood to run into each other (especially those who aren't involved with activities such as sports), that the City expects a significant increase in the number of dwellings in the neighborhood in the future, and that the overlay would provide an opportunity but not a mandate for neighborhood commercial since the property owners could choose to keep the property in residential use. The Commissioners noted that citizens would have an opportunity to be involved in the initial implementation of the overlay. The Commissioners also commented that the proposed Square is consistent with Citywide policy direction to pursue feasible and suitable locations for neighborhood commercial uses, and recognized the North Redmond's Citizen Advisory Committee's strong support for The Square.

Commissioner Parnell commented that the regulations concerning design of the public space should be stronger. Commissioner McCarthy questioned whether the regulations should specify that the overlay is dissolved if the property is developed with residential uses rather than neighborhood commercial, and also questioned whether the City should require that the Square be constructed within a specific time following conversion of the overlay to NC zoning.

The Commissioners next considered the proposal to rezone certain properties in North Redmond from R-1 to R-4. Kim Dietz gave a presentation on this proposal, including the location of areas under consideration, extent of mapped critical areas on these properties, and the proposed approach. In discussion, the Commissioners commented that the corner of Red-Wood Road and 124<sup>th</sup> Avenue NE is a gateway to the City and transition from agricultural and rural lands and should remain with its current R-1 zoning, expressed skepticism of the City's ability to protect critical areas, and commented that the Growth Management Act does not prohibit all R-1 zoning in cities. Four of the Commissioners (Parnell, McCarthy, Allen and Querry) opposed changing any of the proposed properties from R-1 to R-4, commenting that they believe requiring individual property owners to seek Comprehensive Plan and Development Guide changes is acceptable, recognizing that it takes more time that enacting this change through the neighborhood plan update, but also provide more opportunity for the public to be informed about potential zoning changes. Commissioner Petitpas commented that she would support a zoning change for certain properties. The Commissioners closed the issue with no change to the zoning.

In closing, Commissioner Parnell requested the following two issues be included on the issues table: the issue raised by Leon Hussey concerning soils, and strengthening the requirements for semi-public space at The Square.

Some Commissioners commented that they are getting their packet late, and asked staff to check on it.

Vice Chair Allen adjourned the meeting at 10:15 p.m.